

Wellstone Democratic Renewal Club

Joint Policy Committee
Joseph P. Bort Metro Center
101 8th Street
Oakland, CA 94607

Dear Joint Policy Committee:

The Wellstone Democratic Renewal Club of Alameda County urges you to strengthen your policy towards connecting land use to transit by adopting the Livable Communities Platform, which will help ensure good land use around transit stations.

While we know that MTC is considering a policy that calls for a certain amount of housing and jobs along transit corridors as a measure for growth, the Wellstone club is concerned that the proposed policy leaves too much room for the possibility of poorly planned station areas. Setting a combined threshold for housing and jobs would allow cities to plan for offices and shops only, without sufficient housing, which is our greatest need. Also, a policy without specific land use and design guidelines could allow big-box stores and excessive parking, which destroy the pedestrian and bicycle environment. Furthermore, the current proposal does not address the need for housing affordable to families earning low incomes, the very people who need housing and use transit most.

Therefore we urge you to adopt the following Livable Communities Platform as part of a Regional Transit Oriented Development Policy. Before MTC funds transit expansion projects, cities should have to:

- Plan for a high threshold of housing along corridors, separate from a jobs threshold.
- Promote affordable housing in station areas.
- Create station area plans that include:
 - studies that analyze minimizing the space dedicated to parking,
 - bicycle and pedestrian plans for safe routes to and within station areas, and
 - blocks no more than 500 feet in length to ensure walkability.

The Wellstone Democratic Renewal Club is eager to support a policy linking transportation funds to transit-supportive land use but we urge you to include policy standards that will move the Bay Area towards a more sustainable future. An area where transit is surrounded by areas where people will want to live, work, and play.

Sincerely,



John Katz,

For the Coordinating Committee,
Wellstone Democratic Renewal Club of Alameda County